101.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	829,000 / 829,000
					USE VALUE:	829,000 / 829,000
					ASSESSED:	829,000 / 829,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		MOCCASIN PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VICHNIAC REBECCA A
Owner 2:	
Owner 3:	
Street 1:	18 MOCCASIN PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HERMON ADAM D & KATHLEEN A -
Owner 2:	-
Street 1:	18 MOCCASIN PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,640 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1990 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8640.000	353,600		475,400	829,000
Total Card	0.198	353,600		475,400	829,000
Total Parcel	0.198	353,600		475,400	829,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.58 | /Parcel: 416.5

Legal Description

User Acct 65066

GIS Ref

GIS Ref

Insp Date 08/10/20

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 101.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	347,300	0	8,640.	475,400	822,700	822,700	Year End Roll	12/18/2019
2019	101	FV	268,000	0	8,640.	475,400	743,400	743,400	Year End Roll	1/3/2019
2018	101	FV	268,000	0	8,640.	407,500	675,500	675,500	Year End Roll	12/20/2017
2017	101	FV	268,000	0	8,640.	380,400	648,400	648,400	Year End Roll	1/3/2017
2016	101	FV	237,300	0	8,640.	326,000	563,300	563,300	Year End	1/4/2016
2015	101	FV	223,200	0	8,640.	292,100	515,300	515,300	Year End Roll	12/11/2014
2014	101	FV	193,100	0	8,640.	270,300	463,400	463,400	Year End Roll	12/16/2013
2013	101	FV	193,100	0	8,640.	257,800	450,900	450,900		12/13/2012

!8083!

PRINT

Date	Time
12/10/20	22:40:14

LAST REV

Date	Time
11/19/20	10:38:14
mmcmakin	
8083	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERMON ADAM D &	1562-125	1	9/11/2020		1,040,000	No	No		
ORFANOS STEVEN,	1443-36		10/4/2013		552,500	No	No		
BOUDREAU EDWARD	1437-124		7/10/2013	Change>Sale	475,000	No	No		
BOUDREAU EDWARD	1252-37		5/15/2002	Family	1	No	No		Edward J Boudreau Sr. dod 1/1/2013
	551-90		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/15/2014	38	Add Bath	110,000	O				
11/21/2013	1724	Manual	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
8/10/2020	Measured	DGM	D Mann
5/12/2016	Meas/Inspect	PT	Paul T
5/14/2014	External Ins	PC	PHIL C
3/6/2014	Info Fm Prmt	EMK	Ellen K
12/31/2013	Info Fm Prmt	EMK	Ellen K
4/14/2009	Meas/Inspect	372	PATRIOT
10/25/1999	Meas/Inspect	256	PATRIOT
8/16/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65066
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8640		Sq. Ft.	Site		0	70.	0.79	4									475,439						475,400	

Total AC/HA: 0.19835 | Total SF/SM: 8640 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 475,439 | Spl Credit | Total: 475,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.17763817
Const Adj.:	0.99989998
Adj $ / SQ:	123.640
Other Features:	109199
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	396431
Depreciation:	42815
Depreciated Total:	353616

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

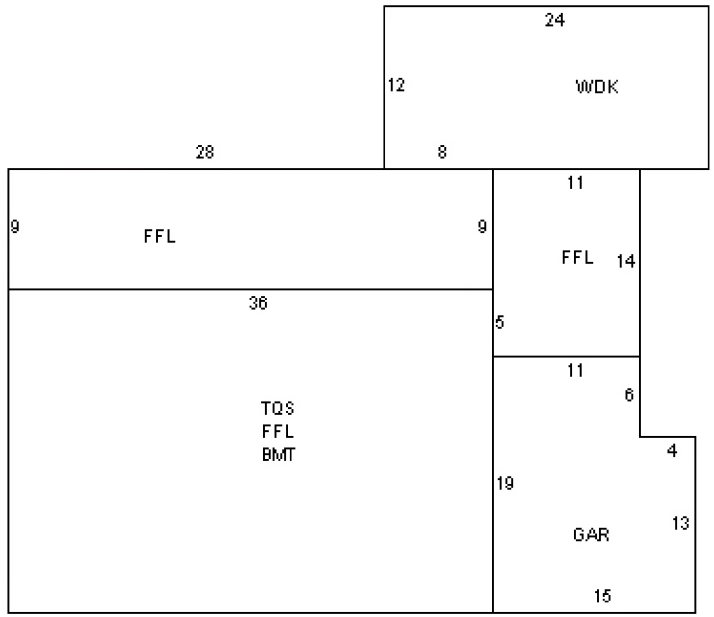
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	123.64
Special Features:	0	Val/Su Net:	103.91
Final Total:	353600	Val/Su SzAd	177.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,342	123.640	165,924
BMT	Basement	864	37.090	32,047
TQS	3/4 Story	648	123.640	80,118
WDK	Deck	288	9.470	2,728
GAR	Garage	261	24.580	6,414

Net Sketched Area:	3,403			Total:	287,231
Size Ad	1990	Gross Are	3619	FinArea	1990

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	